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Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

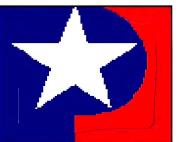
809,400 / 809,400

USE VALUE:

809,400 / 809,400

ASSESSED:

809,400 / 809,400



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		COLONIAL DR, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: KITA CHRISTOPHER W-LINDA M	
Owner 2:	
Owner 3:	

Street 1: 6 COLONIAL DRIVE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

NARRATIVE DESCRIPTION
This parcel contains 7,538 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Wood Shingle Exterior and 2198 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R1	SINGLE FA	100	water			
o				Sewer			
n				Electri			
		Census:		Exempt			
		Flood Haz:					
D				Topo	2	Above Stree	
s				Street			
t				Gas:			

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7538	Sq. Ft.	Site			0	85.	0.86	2									549,221						549,200	

## IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										12426
										GIS Ref
										GIS Ref
										Insp Date
										10/13/17

Total Card / Total Parcel

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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>															
Type: 5	- Cape			Full Bath: 2	Rating: Average																						
Sty Ht: 1T	- 1 & 3/4 Sty			A Bath: 1	Rating:																						
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:																						
Foundation: 3	- BrickorStone			A 3QBth: 1	Rating:																						
Frame: 1	- Wood			1/2 Bath: 1	Rating:																						
Prime Wall: 1	- Wood Shingle			A HBth: 1	Rating:																						
Sec Wall: 1				OthrFix: 1	Rating:																						
Roof Struct: 1	- Gable			<b>OTHER FEATURES</b>				<table border="1"> <tr> <td>Kits: 1</td><td colspan="3">Rating: Average</td> </tr> <tr> <td>A Kits: 1</td><td colspan="3">Rating:</td> </tr> <tr> <td>Fpl: 2</td><td colspan="3">Rating: Average</td> </tr> <tr> <td>WSFlue: 1</td><td colspan="3">Rating:</td> </tr> </table>				Kits: 1	Rating: Average			A Kits: 1	Rating:			Fpl: 2	Rating: Average			WSFlue: 1	Rating:		
Kits: 1	Rating: Average																										
A Kits: 1	Rating:																										
Fpl: 2	Rating: Average																										
WSFlue: 1	Rating:																										
Roof Cover: 1	- Asphalt Shgl																										
Color: BROWN																											
View / Desir: k	- Kelwyn Manor																										
<b>GENERAL INFORMATION</b>				<b>CONDOS INFORMATION</b>																							
Grade: C	- Average																										
Year Blt: 1940	Eff Yr Blt:																										
Alt LUC:	Alt %:																										
Jurisdct:	Fact: .																										
Const Mod:																											
Lump Sum Adj:																											
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>															
Avg Ht/FL: STD				Phys Cond: AV	- Average			31.	%	Exterior:	No Unit	RMS	BRS	FL													
Prim Int Wall: 2	- Plaster			Functional:						Interior:	1	8	3														
Sec Int Wall:				Economic:						Additions:																	
Partition: T	- Typical			Special:						Kitchen:																	
Prim Floors: 3	- Hardwood			Override:						Baths:																	
Sec Floors: 4	- Carpet			Total: 50	%					Plumbing:																	
Bsmnt Flr: 12	- Concrete								Electric:																		
Subfloor:									Heating:																		
Bsmnt Gar:									General:																		
Electric: 3	- Typical								Totals																		
Insulation: 2	- Typical								1	8	3																
Int vs Ext: S																											
Heat Fuel: 2	- Gas																										
Heat Type: 5	- Steam																										
# Heat Sys: 1																											
% Heated: 100																											
Solar HW: NO																											
% Com Wall																											
% Sprinkled:																											
<b>MOBILE HOME</b>				Make:				Model:				Serial #:				Year:	Color:										
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 018.0-0001-0008.0																							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value									
2	Frame Shed	D	Y	14X8	A	AV	1960		0.00	T	40	101															
More: N	Total Yard Items:				Total Special Features:							Total:															